

This representation is submitted on behalf of Bartlett & Kitchen.

Matter 10: Implementing Sustainable Development Policies PC1, PC2, PC3, PC4, PC5, PC6, PC8, PC10

Key Issue:

| POLICY | FCC Approach | Result |
|--------|--------------|--------|
|--------|--------------|--------|

Key Issue:

x
x
x
x
x
x
x

| | |
|------------------------|--|
| Site Ref | |
| Name | |
| Settlement | |
| Site area (ha) | |
| Draft allocation | |
| Actual number promoted | |
| Developer | |
| Owner | |
| Planning Status | |
| UDP site | |
| Green Barrier | |
| BMV | |
| Delivery | |

Other constraints

| | |
|------------------|--|
| Site Ref | |
| Name | |
| Settlement | |
| Site area (ha) | |
| Draft allocation | |
| Actual number | |

| | |
|------------|--|
| Site Ref | |
| Name | |
| Settlement | |
| Site area | |

| | |
|------------------------|--|
| Site Ref | |
| Name | |
| Settlement | |
| Site area (ha) | |
| Draft allocation | |
| Actual number promoted | |
| Developer | |
| Owner | |
| Planning Status | |

| | |
|----------------|--|
| Site Ref | |
| Name | |
| Settlement | |
| Site area (ha) | |

Draft 19-03-2019

| | |
|------------------------|-------------------------|
| Site Ref | |
| Name | |
| Settlement | |
| Site area (ha) | |
| Draft allocation | |
| Actual number promoted | |
| Developer | |
| Owner | |
| Planning Status | APP/A6835/A/20/3260460) |
| UDP site | |
| Green Barrier | |
| BMV | |
| Delivery | |

Other constraints

Matter 13 – Affordable Housing and HMOs HN3, HN4

Key Issue:

J10 POLICY FRAMEWORK Conformity and Consistency Checklist

J10

| Site | Total No. of Units |
|------|--------------------------|
|------|--------------------------|

NOTE : Northern Gateway (figures below assume 1,404 units, yet allocation is for 1,325)

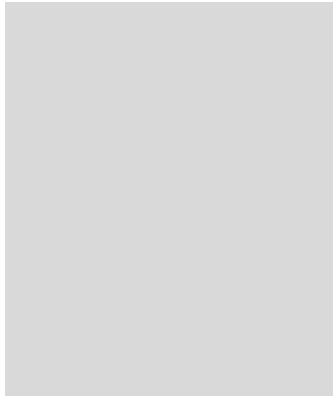
Airfields : Praxis731 units

- x CPP+ Simple Life : 28398 units will be Simple Life)
- x Anwyl+

PLANNING POLICY FRAMEWORK : Conformity and Consistency Checklist

FUTURE WALES (NDP)

What the policy document says



| BUILDING BETTER PLACES (BBP) | What the policy document says | J10 Comment |
|------------------------------|--|-------------|
| | Plans should not roll forward unsustainable spatial strategies or be identical to neighbouring authorities' plans, rather they should actively embrace the placemaking agenda set out in PPW." | |

| | | |
|--|--|--|
| | <p>The two avenues for including new sites post deposit stage are Focussed Changes (FCs) at submission or Matters Arising Changes (MACs) post submission proposed through the examination process</p> | |
| | <p>LPA should have a prioritised list of potential reserve sites which it considers could be substituted as alternatives and added to the plan, should additional sites be required following consideration of the plan through the formal hearing sessions.</p> | |
| | <p>inclusion of a new or alternative site if it would be sound to do so</p> | |

What is the relationship between the number of jobs generated and the economically active element of the projected population? Will a population provide sufficient homes so as not to import labour and hence increase in-commuting?.....

This is a symbiotic relationship; it is important to evidence how the assumptions underpinning forecasting for jobs and homes broadly align, to reduce 4 184.2 MMCID 45 we4t8CID 4

[REDACTED]

rolled forward from a previous plan will require careful justification for inclusion in a revised plan, aligning with PPW.

There will need to be a subs.3(.)-1u3bian* BT /CS1w2M 0 scnn, t id plan,in a rev

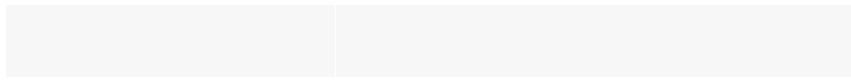
| | | |
|--|--|--|
| | <p>high it is unlikely that those levels will be delivered and may impact on the delivery of sites and elongate the development management process. The targets chosen must be realistic and align with the evidence base and the assumptions within it.</p> | |
| | <p>Where there are costs associated with infrastructure requirements, for example, access improvements or the provision of affordable housing, these should be factored into a viability assessment.</p> | |
| | | |

| PPW11 | What the policy document says | J10 Comment |
|-------|--|-------------|
| | Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise | |
| | Evidence is needed to support LDP policies which is tested through the Examination procedure. | |

New settlements should only be proposed where such development would offer significant environmental, social, cultural and economic advantages over the further expansion or regeneration of existing settlements and the potential delivery of a large number of homes is supported by all the facilities, jobs and services that people need in order to create a Sustainable Place. They need to be self-contained and not dormitory towns for overspill from larger urban areas and, before occupation, should be linked to high frequency public transport and include essential social infrastructure including primary and secondary schools, health care provision, retail and employment opportunities. This is necessary to ensure new

| | | |
|--|--|--|
| | <p>policy mechanisms, such as settlement boundaries, would not be sufficiently robust. The essential difference between them is that land within a Green Belt should be protected for a longer period than the relevant current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.</p> | |
| | <p>Green wedges are local designations which essentially have the same purpose as Green Belts. They may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. Green wedges should be proposed and be subject to review as part of the LDP process.</p> | |
| | <p>greenwedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term.</p> | |
| | | |
| | <p>The supply of land to meet the housing requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to deliver requirements must be demonstrated through a housing trajectory. The trajectory should be prepared as part of the development plan process and form part of the plan. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan</p> | |

| | | |
|--|--|--|
| | <p>As part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan. At the 'Candidate Site' stage of development plan preparation land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites. At the 'Deposit' stage, there must be a high level planwide viability appraisal undertaken to give certainty that the development plan and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy</p> <p>are key to the delivery of the plan's strategy a site specific viability appraisal must be undertaken through the consideration of more detailed costs, constraints and specific requirements. Planning authorities must consider how they will define a 'key site' at an early stage in the planmaking process. Planning authorities must also consider whether specific interventions from the public and/or private sector, such as regeneration strategies or funding, will be required to help deliver the housing supply.</p> <p>Where new housing is to be proposed, development plans must include policies</p> | |
|--|--|--|



SOUNDNESS ASSESSMENT

| SOUNDNESS TEST : Checklist | J10 Response |
|---|--------------|
| TEST 1 : Does the plan fit ? (is it clear that the LDP is consistent with other plans?) | |